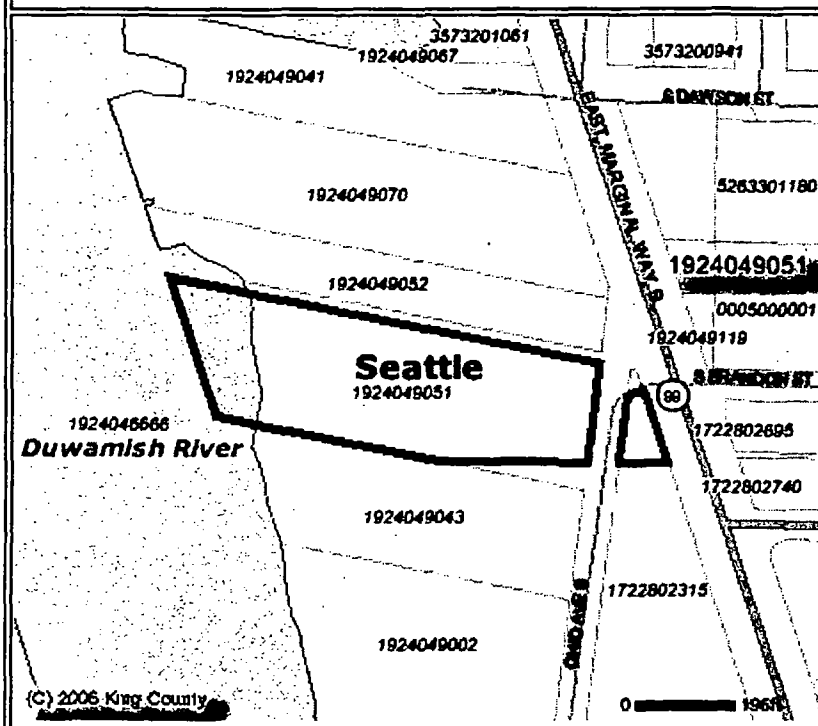


123.93

11-8-06

**King County**[Home](#)[News](#)[Services](#)[Comments](#)[Search](#)**BAH Parcel #117**

Parcel Number	1924049051
Address	5409 OHIO AVE S
Zipcode	98134
Taxpayer	KING COUNTY

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USEPA SF



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City of Seattle

Department of Design, Construction and Land
Applicant Services Center
700 5th Avenue, Suite 2000
Seattle, WA 98104-5070
(206) 684-8850



20021205000086

DEPT OF CONSTR COV
PAGE 001 OF 005
12/05/2002 09:02
KING COUNTY, WA

23 00

Please type or print information WASHINGTON STATE RECORDER'S Cover sheet(RCW 65 04)

Document title(s) (or transaction contained therein all areas applicable to your document must be filled in)

1
2
3

COVENANT GEOLOGIC HAZARD AREA

Reference Number(s) of Documents assigned or released:

1
2
3

2107320

Additional names on page _____ of document

Permit Number **727802**

Address: **5245 EAST MARGINAL WY S**

Grantor(s) Last name first, then first name and middle initials)

1
2
3

KING COUNTY

Grantee (s) (Last name first, then first name and middle initials)

1
2
3

SEATTLE, CITY OF

Legal Description (abbreviated: i.e. lot, block, plat or section, township, range.)

**BAAP OF NXN OF E & W C/L OF SEC 19-24-4, W/ W MGN OF OHIO AV, SD PT BEING 931.32' S
89-40-08 W FR E 1/4 COR OF SD SEC... (SEE FILE)**

Additional legal is on page _____ of document

Assessor's Property Tax Parcel /Account Number: **192404-9051**

Assessor's Tax Number not yet assigned

The auditor /Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Revised 6/19/00
k lasec/forms

20021205000086

This covenant executed this date in favor of the City of Seattle/Grantee (herein "City") by the undersigned Owner(s)/Grantor of the within/described real property (owner(s))

WITNESSETH

WHEREAS, undersigned is (are) the owner(s) of or has (have) a substantial beneficial interest in the real property addressed in the records of the Seattle Department of Construction and Land Use

as FULL LEGAL DESCRIPTION ATTACHED described in exhibit "A"
 (legal description) attached

and

WHEREAS, owner(s) has (have) obtained approval of land use and construction permits for the property from the City (# 2107320 727802).

WHEREAS, the property is located in a "geologic hazard area" as defined in SMC Chapter 25 09, Regulations for Environmentally Critical Areas;

and

WHEREAS, SMC Chapter 22 800, the Stormwater, Grading and Drainage Control Code requires as a condition of the issuance of land use and construction permits that this covenant be signed, acknowledged, and recorded in the records of King county,

NOW, THEREFORE Owner(s) agree(s) as follows.

- 1 Owner(s) will inform his/her successors and assigns of the property described in Exhibit "A" that the property is in a geologic hazard area, that there may be risks associated with development thereon, of any conditions or prohibitions on development imposed by the City, and of any features in this design which will require maintenance or modification to address anticipated soils changes
- 2 Owner(s) on his/her own behalf and on behalf of his/her heirs, successors and assigns hereby waives any right to assert any claim against the City for any loss, or damage to people or property either on or off the site resulting from soil movement by reason of or arising out of issuance of the permit(s) by the City for development on the property except only for such losses that may directly result from the sole negligence of the City

727802

Covenant Geologic Hazard Area

Related to construction permits (# 2107320 727802).

20021205000086

DATED this 10th day of DECEMBER 2001
✓ Bernard Thompson, FRANCHISE SUPERVISOR
OWNER/GRANTOR

OWNER/GRANTOR

STATE OF WASHINGTON)

COUNTY OF KING) ss

On this day personally appeared before me

Bernard Thompson and

_____ to me known to be the
individuals described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as their free voluntary act and deed, for the use and purposes therein mentioned

Given under my hand the 10th day of December 2001



Doreen Harding
Notary Public in and for the State of
Washington, residing in Seattle

no insurance required
EXHIBIT "A"

727802

20021205000086

August, 1964, pursuant to order of the Board of
County Commissioners of King County, Washington by and between
King County, a municipal corporation of the State of Washington,
as lessor, and ~~UNITED STATES, INC.~~, a Washington corporation,
as lessee,

WITNESSETH:

UTILITIES WAREHOUSE

Lessor does by these presents lease and demise unto lessee
the following described real estate situated in King County, Wash-
ington, to-wit:

727802

Beginning at the point of intersection of the east and
west center line of section 19, township 24 north, range 4
east, W.M., in King County, Washington, with the west
margin of Ohio Avenue as condemned by the City of Seattle
under Ordinance No. 46352, said point being 931.32 feet
south 89°40'08" west from the east quarter corner of said
section 19; thence south 5°40'09" west along the westerly
margin of Ohio Avenue as condemned by Ordinance 46352 for
a distance of 48.28 feet to the true point of beginning;
thence north 5°40'09" east for a distance of 247.05 feet
to the point of intersection of said westerly margin of Ohio
Avenue with the southerly margin of a 20 foot wide alley
as condemned by the City of Seattle, under Ordinance No.
43273; thence north 79°35'39" west along said southerly
margin for a distance of 831.09 feet to the easterly
margin of Commercial Waterway District No. 1 Duwamish
Waterway; thence south 19°35'39" east, along said easterly
margin a distance of 284.28 feet; thence south 79°35'39"
east a distance of 729.35 feet to the true point of
beginning; ALSO

Beginning at the point of intersection of the east and
west center line of section 19, township 24 north, range
4 east, W.M., in King County, Washington, with the
westerly margin of East Marginal Way, said point being
774.59 feet south 89°40'09" west from the east quarter
corner of said section 19; thence north 19°36'23" west
along said westerly margin for a distance of 195.04 feet
to an intersection with the southerly margin of a 20 foot
wide alley as condemned by the City of Seattle under
Ordinance No. 43273; thence north 79°35'39" west along
said southerly margin for a distance of 12.64 feet to an
intersection with the easterly margin of Ohio Avenue as
condemned by the City of Seattle under Ordinance No.
46352; thence south 5°40'09" west for a distance of 187.49

Area = 204,599.37

20021205000086

591584

feet to an intersection with the east and west center line of said section 19; thence north $89^{\circ}40'08''$ east along said center line for a distance of 96.40 feet to the point of beginning, being the same property described in lease recorded January 16, 1930, under auditor's file No. 2581916.

727802

LESS THE FOLLOWING:

A portion of TL 43 in the northeast quarter of section 19, township 24 north, range 4 east, W.M., more particularly described as follows, to-wit: Beginning at the intersection of the south margin of that certain alley established by City of Seattle Ordinance No. 43273 with the east margin of Ohio Street as established by City of Seattle Ordinance No. 46352; thence easterly along the easterly production of said south margin of alley 12.7 feet, more or less, to the intersection thereof with the east line of said TL 43, said east line being also the west margin of East Marginal Way; thence southerly along said west margin 40 feet; thence westerly along a line at right angles to said west margin to the intersection of said last mentioned line with said east margin of Ohio Street; thence northerly along said east margin of Ohio Street to the point of beginning.

5975611

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